

NEIGHBORHOOD PLAN

Vision

- Location close to downtown, without having downtown-type development of large single-use office buildings or institutions in the neighborhood
- An urbane, mixed-use environment that is unusual in Seattle because it is 50% business and 50% residents
- Small scale individualistic retail businesses that give the neighborhood character
- The continued health of light manufacturing, wholesaling, high-tech and auto-related businesses that creates good jobs and economic stability
- A concentration of artists' studios, music performance and recording, and gallery spaces in keeping with present neighborhood patterns
- The historic "auto row" architecture and other historic buildings, such as the fraternal Lodge buildings (Odd Fellows Hall, Masonic Temple, Knights of Columbus) and turn-of-the-century housing such as the Bell-Roy apartments that give the neighborhood character and preserve important parts of Seattle's early twentieth century history
- A variety of people living, working and visiting in the neighborhood
- A well-defined community identity, including distinctive community gateways and many examples of public art
- A neighborhood that sees itself as part of the City of Seattle and whose neighborhood activists and community organizations communicate productively with city and county governments

Key Strategies

- Preserve and Encourage Affordable and Market-Rate Housing**—in order to strengthen the neighborhood's existing mixed-use character and identity.
- Sustain the Character of the Pike/Pine Neighborhood**—by development of Design Guidelines to preserve 'character' buildings and implementation of urban design improvements that enhance the pedestrian environment.
- Strengthen the West End Entry**—as entry points into a diverse neighborhood with unique opportunities for shopping, recreation and entertainment by enhancing connections between Pike/Pine and Downtown.
- Strengthen the Neighborhood Core East of Broadway**—by consolidating the area bounded by Broadway, 12th Avenue East, East Pine Street and Madison as a cohesive core of mixed-use buildings and pedestrian friendly streets.



Plymouth Pillars Park

Examples of City Responses to Neighborhood Plan

- The Department of Planning and Development (DPD) is undertaking a study intended to conserve neighborhood character by: promoting mixed-use development, keeping new development compatible and in the scale of the neighborhood, encouraging small, diverse local businesses, saving older buildings of character, retaining and attracting arts and cultural uses. DPD expects to transmit recommendations to council by the end of 2009.
- The City extended low income housing tax credits to the Pike/Pine Neighborhood
- The City adopted the Pike/Pine Urban Center Village Design Guidelines in October, 2007.
- Pro Parks Levy, Convention Center mitigation, and the adjacent property owner donations funded the renovation of Plymouth Pillars Park (formerly Boren Pike Pine Park) to include a pedestrian corridor, a dog off-leash area and two intimate plazas.
- SDOT enhanced bicycle lanes and signage between Pike/Pine and downtown, and along 12th Avenue.
- SDOT completed extensive sidewalk and street improvements to enhance pedestrian safety at numerous locations on Pike and Pine Streets and adjacent cross streets. In the Spring of 2009, construction began on pedestrian, bicycle, and transit improvements at key locations along Pike and Pine streets between 8th Avenue and Broadway including a new sidewalk along the north side of Pine Street (on the bridge structure over Interstate 5) between Terry Avenue and Minor Avenue that provides a much needed pedestrian walkway, and bicycle facilities.
- SDOT implemented a number of recommendations from the "Making Parking System Work" including extending coverage of parking meters and installing pay stations
- A Pike/Pine Restricted Parking Zones was established in February, 2003.

Neighborhood Plans:

WWW.SEATTLE.GOV/NEIGHBORHOODS/NPI/PLANS

Neighborhood Status Reports:

WWW.SEATTLE.GOV/DPD/PLANNING/NEIGHBORHOOD_PLANNING/STATUSREPORT

HOUSING & EMPLOYMENT

Source: 2000 Census and Washington State and Employment Security Department

Comprehensive Plan 2024 Growth Targets

	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing (2004)	Existing Density (HH/Ac)	Growth Target	2024 Density (Est. HH/Ac.)	Existing (2002)	Existing Density (Jobs/Ac.)	Growth Target	2024 Density (Est. HH/Ac.)
Seattle Total	131	2,800	21	600	26	4,580	35	1,000	43

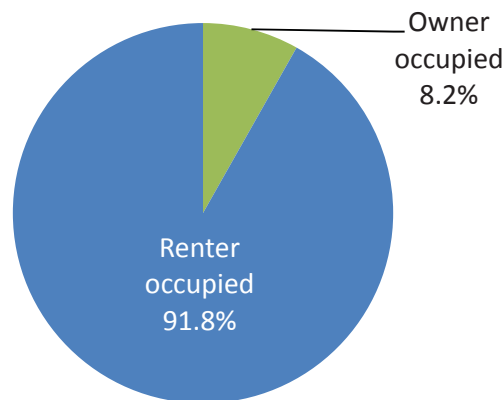
Development Capacity

calculated as of 2007

Housing	2,242 units
Commercial	1,023,150 (square feet)
Jobs	3,411

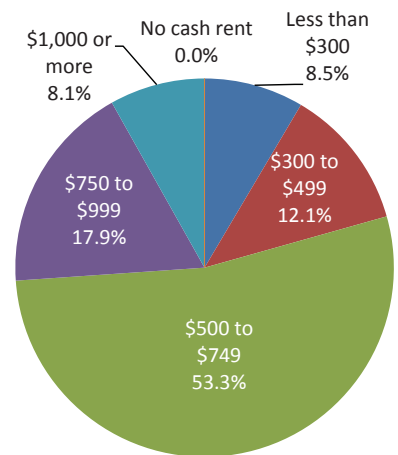
Renter/Owner

for all occupied housing units



Gross Rent

for specified renter-occupied units



Median Gross Rent:

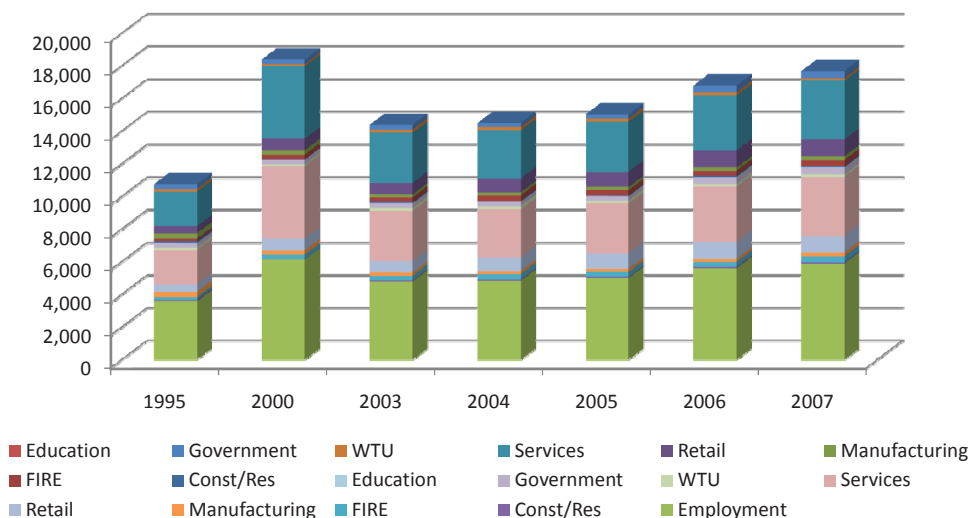
(specified units paying cash rent)

Pike/Pine: \$600-\$649

Seattle: \$721

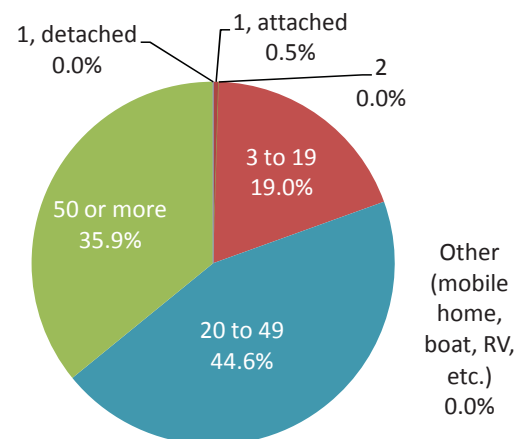
Gross rent includes rent and costs for household utilities and fuels. Specified units exclude 1-family houses or ten or more acres.

1995-2007 Employment by Sector



Number of Units in Structure

for all housing units

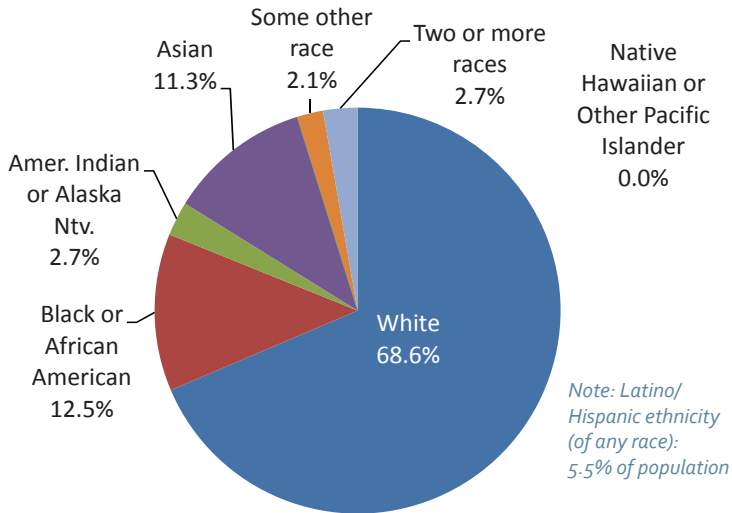


DEMOGRAPHIC SUMMARY

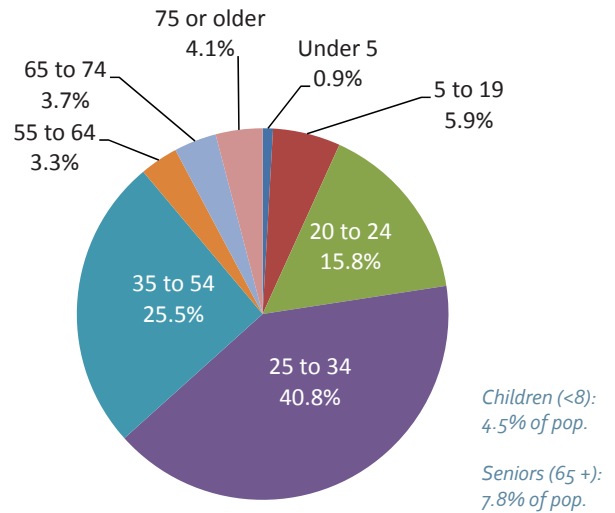
Source: 2000 Census and Washington State and Employment Security Department

Population	2000	2007*
*estimate	3,114	3,420

Race

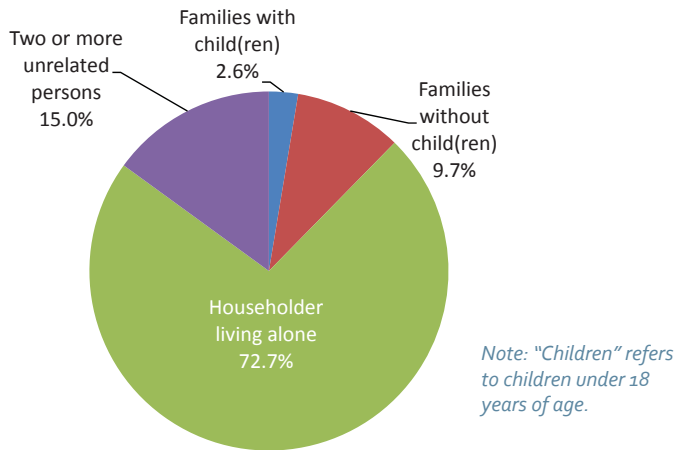


Age



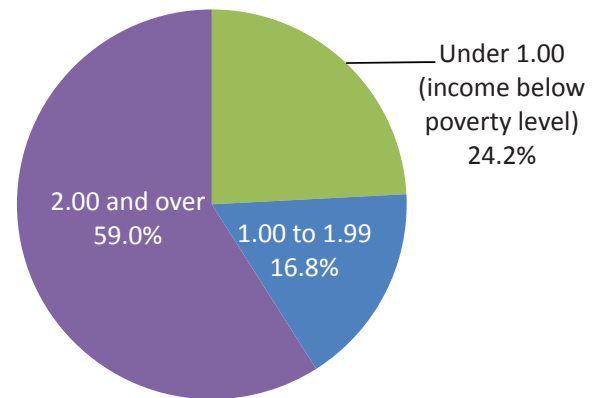
Household Type

for all households



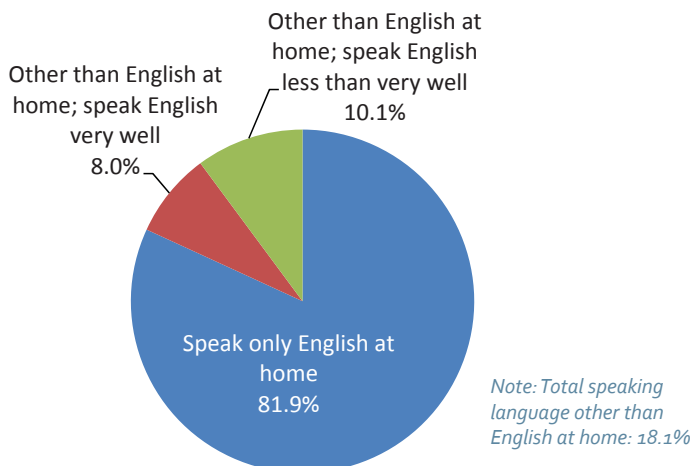
Ratio of Income to Poverty

Persons for whom poverty status is determined

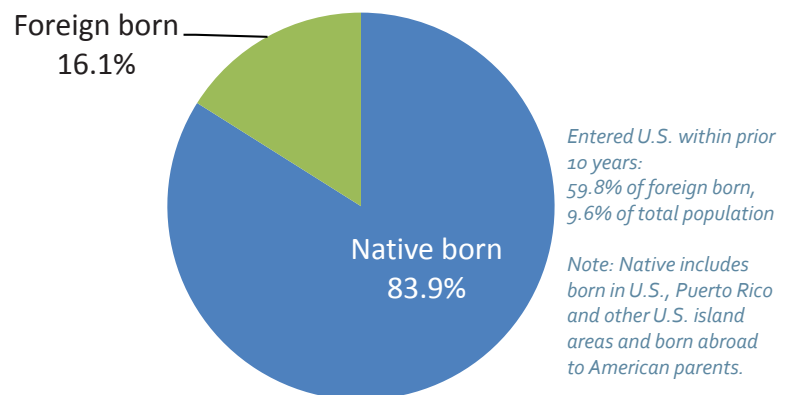


Language Spoken at Home

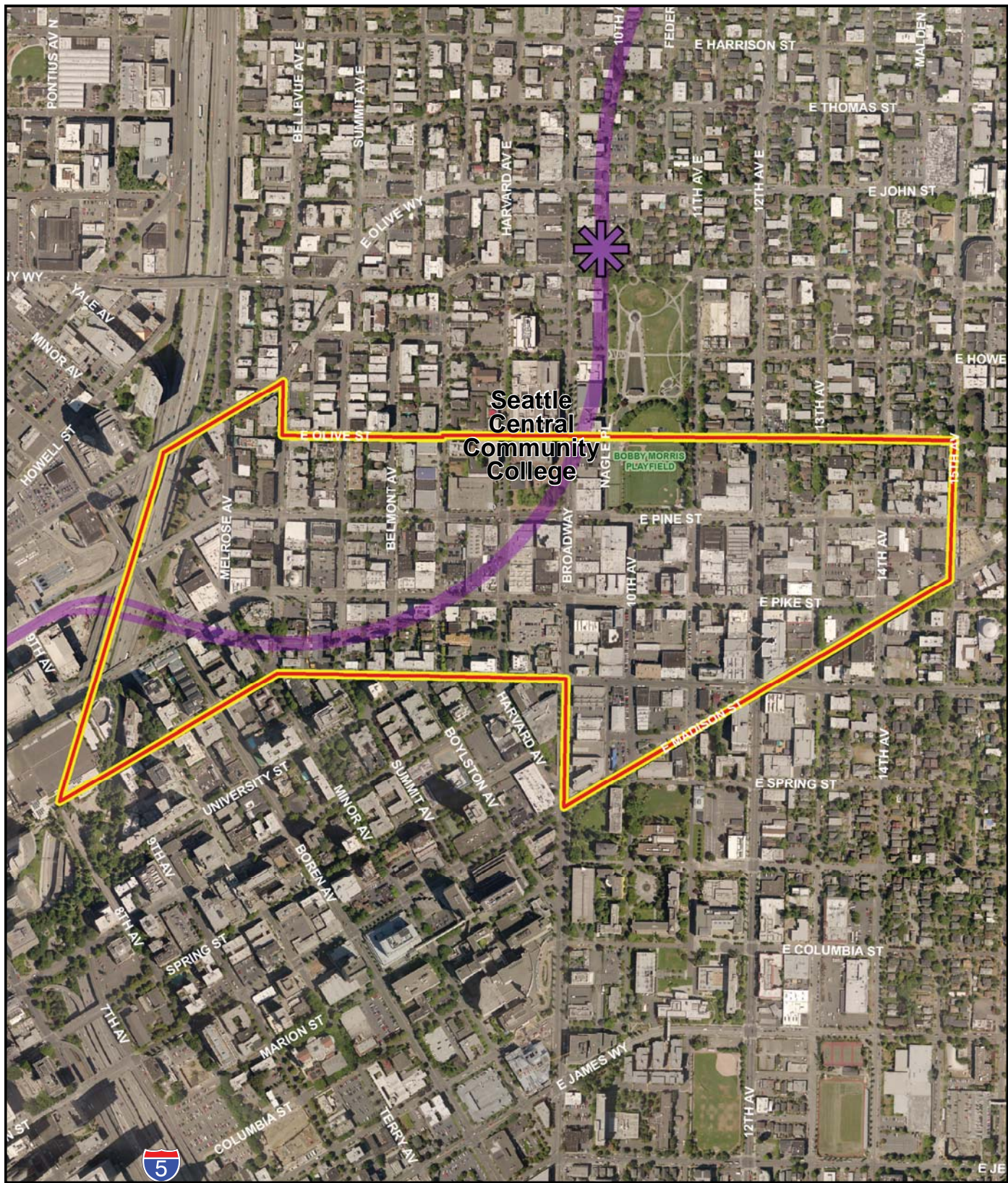
for persons 5 years and older



Place of Birth



AERIAL MAP



Pike / Pine

Urban Village

Neighborhood Plan Area



Aerial Photo: 2007

LINK Light Rail



 Stations

At-Grade / Aerial

 Tunnel



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